CATY REAL ESTATE.

Suggestive Comparisons

In Building Construction.

the ground.

ness before next summer.

different," and so on.

"BUTS" are not in our lexicon.

teresting.

TO SAVE TIME IS TO HASTEN DIVIDENDS.

January 1, 1903, we completed the Marie Antoinette

Hotel, designated by the owner the third largest hotel in

New York. We took this contract FOUR MONTHS

AFTER the contract was decided for another very large

hotel. The Marie Antoinette was finished, decorated,

occupied and yielding revenue before the other was out of

That is not the worst. Another contract for a prominent hotel was

arranged more than A YEAR BEFORE the contract for the

Marie Antoinette. This building is now in the skeleton, with

Another hotel (on which we did part of the work) was started

nearly three years ago, and probably cannot be ready for busi-

Records of other cases similar to these are accessible and in-

The competing builders interested, who cannot deny the facts.

will qualify them with BUTS—"But the circumstances were

Our buildings have been good investments BECAUSE con-

structed QUICKLY and ECONOMICALLY.

THOMPSON-STARRETT COMPANY.

51 Wall Street, New York.

prospect of financial returns deferred for another year.

MIDDLE-CLASS HOUSING OF ALL KINDS.

Immigration, the Building Strike and the Tenement House Law Unite to Force Up Rents-Increased Production of

renting situation which exists throughout a large part of Manhattan this year is unique in the history of New York city. The period since 1899, inclusive, has been one of extraordinary activity in the building industry. During that time more capital has been invested in new buildings here than in any other period of the same length. In spite of this construction movement, unprecedented in volume and extended over four years and a half, rents are rising in all but the most expensive residence districts and some grades of housing which were abundant a year or two ago are no longer to be had.

As to the principal causes of the present anomalous housing situation there is no difference of opinion among professional builders. The Tenement House law now in force makes it impossible to build the cheaper grade of apartments, flats and tenements of the kind commonly erected under the preceding Tenement House law. For a while little construction work of any sort was projected under the new law, builders directing their attention to the production of private dwellings, hotels, apartment hotels and business buildings, which come under the provision of the Building Code. All construction work started last spring has been held up for four months by the strike in the building industry. Meanwhile, the growth of population has been upprecedented since the existing Tenement House law was enacted, the foreign immigration during that time not having been equalled before in twenty

When the present law went into effect in April, 1901, the supply of the cheaper grades of apartments, flats and tenements was plentiful and rents were low. In the production of flats and tenements builders had always shown a disposition to proceed faster than the actual requirements of the growth of population. The ordinary non-fireproof flat and tenement on a 25foot lot did not call for a large outlay of capital, and for this reason, among others, appealed to a numerous body of small

The new law was designed to prevent the further erection of 25-foot flats and tenements arranged for four families on a floor. It also reduced the height to which non-fireproof houses might be carried and cut down the area available for the building to 70 per cent. of an inside and 90 per cent. of a corner plot. Furthermore, it introduced construction features which made the new houses costlier to build. Non-fireproof houses might be carried to a height of six stories only in case they had a frontage exceeding forty feet. Formerly seven-story non-fireproof houses on 25-foot lots had been the standard type in the densely populated districts.

Because of the great cost of fireproof construction, non-fireproof buildings of six stories with a frontage of more than six stories with a frontage of more than forty feet have become the standard tenement house type under the new law. Such a house, however, costs twice as much as one of the type which it displaced. The tenant, while he obtains roomier and more sanitary quarters, is obliged to pay a correspondingly higher reat. The new tenement appeals to a smaller class of tenants as well as investors, and this fact accounts in part for its limited production.

The same general result has followed in the case of flats. With the abolition of the old five-story four-family 25-foot house

in the case of flats. With the abolition of the old five-story four-family 25-foot house the production of flats renting at \$3.50 to \$4 a room a month has, it is believed, entirely ceased. Two years ago there was an oversupply of cheap flats in Harlem between Lenox and Lexington avenues, south of 120th street. These are now filled up at increased rentals, and trading in the might be principal feature of current them is the principal feature of current

them is the principal feature of current activity in the realty market. The chief distinction between an apartment house and a flat house is that the ment house and a nat house is that the former has a passenger elevator service, while the latter is without such service. Both are legally defined as tenements, and their construction is regulated by the tenement house law. The apartment houses erected before 1897 were large and costly affairs, containing independent generating plants to furn sh electric power for elevators. Since then power has been supplied uptown by electric lighting companies, and a comparatively inexpensive apart-ment house has been introduced there. The great majority of the existing up-town apartment houses were erected be-tween 1897 and 1901, and are seven-story,

non-fireproof buildings. non-fireproof buildings.

Apartments of this type were erected in such numbers that they not only reduced rents in housing of their own class, but in middle-grade private dwellings and in the better grade of flats. Prior to the adoption of the present tenement house law competition had brought down apartment house rents to a minimum of \$10.2. ment house rents to a minimum of \$10 a room a month on the West Side, \$8 in lower Harlem and \$7 in upper Harlem, and the aim of architects and builders was to re-

aim of architects and builders was to reduce these figures by a dollar each.

The new law provided that no apartment house not fireproof shall have more than six stories. However, an apartment house with only six stories is not an inviting investment except on cheap lots. The production of non-fireproof apartment houses was consequently checked. Some increase was noted in the erection of fire-proof apartments of eight or more stories, but builders generally ceased to undertake enterprises coming under the tenement

In the last two years rents in apartments have risen 10 to 15 per cent. on the West Side and in Harlem, the sections where housing of this class was produced on the largest scale between 1897 and 1901. Rents in private dwellings and in the better grade of flats there have also recovered to a considerable extent. The net result of the enactment of the new tenement buse law has been to shorten the supply of the less expensive grades of housing. The situation will hardly be remedied until cheap outlying land becomes available for improvement through the opening of the Rapid Transit subways.

of the Rapid Transit subways.

Since the present tenement house law went into effect there has been a notable increase in the production of apartment hotels. These, while in many respects similar to apartment houses, are classed as hotels, inasmuch as they do not provide individual housekeeping facilities and inasmuch as they contain a vestaurant. Unlike much as they contain a restaurant. Unlike artment houses, they may be erected any height regardless of the width of the street, and may cover a larger per-centage of the site, although the percentage decreases with the height of the building. A builder may utilize a fractionally large part of his site by erecting a twelve-story apartment hotel than if he were to erect a seven-story housekeeping apartment. I either case he would have to build fire proof, so that by planning an apartment hotel he obtains nearly once again as much proof, so that by planning an apartment hotel he obtains nearly once again as much rentable floor space. The production of apartment hotels rose from eleven houses, valued at \$2,088,000, in 1900 to forty-six, valued at \$20,374,000, in 1901 and forty-four. valued at \$20,580,000, in 1902. During the first half of this year plans were filed for sixteen new houses of this kind.

Originally few apartment hotels were erected outside the district bounded by Twenty-seventh and Fifty-ninth streets and Park and Seventh avenues. Since the building of householding the second of the and Park and Seventh avenues. Since the building of housekeeping Japartments was checked by the new tenement house law apartments of the hotel type have been projected freely elsewhere, chiefly in the neighborhood of Washington Square and Gramercy Park and west and east of Central Park. Nevertheless, the great majority of them are still centred between Twenty-seventh and Fifty-ninth streets. Twenty-seventh and Fifty-ninth streets.

Despite the rapid increase in their num-

NOVEL RENTING SITUATION. ber they have been eminently successful in securing tenants. Most of their tenants come from private houses and high-grade housekeeping apartments, and are chiefly couples and small families with incomes couples and small families with incomes of, say, \$5,000 to \$10,000 a year. For a tenantry of this kind it is cheaper to live in an apartment hotel, provided the family does not exceed three persons. If the family exceeds three persons the cost of board in the apartment hotel overcomes the saving in other directions, and it becomes cheaper to engage servants and maintain an independent houses were built in large numbers on the West Side the demand for private houses fell off sharply there. Private houses

bers on the West Side the demand for private houses fell off sharply there. Private houses below the Park are now having a similar experience through the competition from apartment hotels.

Most of the apartment hotels recently erected have been leased from the plans, usually for fifteen years or a term the aggregate rental of which is equivalent to the selling price. The annual rental commonly represents a return of from 6 to 6½ per cent. net on the selling price, the lessee paying taxes and making repairs. The only other class of property with which apartment hotels may be compared in the matter of freedom from administrative details to

class of property with which apartment hotels may be compared in the matter of freedom from administrative details to the investor is business property, which is generally sold on the basis of 5 per cent. No difficulty has been found in obtaining as lessees for apartment hotels experienced proprietors of hotels and high-class boarding houses, who will give a bond securing the owner in one year's rent.

The new houses, however, have not been as successful in finding buyers as their builders expected. The principal reason for this is probably that they call for a very large investment of capital, their price being seldom less than several hundred thousand dollars. The following table shows the number of houses that have been sold of those projected in the last three years. The table includes bachelor apartments, which are practically apartment hotels without restaurants. They were built in considerable numbers under the old Tenement House law, being generally seven stories high and of non-fire-proof construction. The erection of such houses is, of course, not permitted under the present Tenement House law, and, not having restaurants, they cannot be classed as hotels under the Building Code. From the point of view of the builder and investor, however, they are in the same class with apartment hotels.

Sold. Unsold.

with apartment hotels.

Reid & Murphy have sold for Vincent Hubney and Philip Schneider to James G. Shand No. 215 East Thirty-fifth street,

Hubney and Philip Schneider to James G. Shand No. 215 East Thirty-fifth street, a four-story flat, with three-story frame building in rear, on lot 20x98.9.

Arnold & Byrne have sold for Mrs. Charles F. Fontham to a Mrs. Zimmerman Nos. 105 and 107 West Ninety-fifth street, two five-story flats, on plot 50x100.8, adjoining the northwest corner of Columbus avenue.

Arnold & Byrne have sold also for Mrs. Charles F. Fontham to Karl Lederman Nos. 54 and 56 West Ninety-ninth street, two five-story flats, on plot 50x100.11.

Moore Bros. have sold for a client to Joseph T. Mulligan the plot, 98.9x125, leasehold, at the northeast corner of Eleventh avenue and Twenty-second street.

James L. Cornell has sold to Edward A. O'Brien No. 39 Grand street, a three-story tenement, with store, on lot 22.6x72.8.

George J. Stricker has bought No. 641 East 157th street, a five-story flat, on lot 25x117.

Charles M. Rosenthal has sold the plot.

75x99.11 on the south side of 142d street, 300 feet west of Seventh avenue, to Arthur E. Silverman, who will erect five-story Samuel Wacht has sold Nos. 312 and 314 Broome street, two six-story tenements,

Broome street, two six-story tenements, on plot 44x100.

George J. Stricker has sold to the Jackson estate the plot 97x197 at the northeast corner of Jerome avenue and 183d street, running through to Walton avenue.

Thompson & Dundy, proprietors of Luna Park at Coney Island, have bought a tract of fourteen acres ad joining the park which of fourteen acres adjoining the park, which will be utilized for show purposes next

Slawson & Hobbs have sold for Mrs. Auguste Secor to a client, for occupancy No. 355 West Eighty-seventh street, a fivestory American basement dwelling, on lot Harriet Loveridge has sold to Mrs. Fred-

erick Beringer of St. Helena, Cal., No. 149 West Eighty-eighth street, a three-story dwelling, on lot 17x100.8.

Philip A. Payton, Jr., has leased for L. V. Combs for a term of years to the Afro-American Realty Company the five-story flats Nos. 86, 88 and 90 West 134th

Coming Auction Sales.

TUESDAY, SEPT. 8. By Joseph P. Day.

Pearl street, No. 526, northwest corner of Flm street, 25x100, five story brick store and loft building; L. S. Quackenbush vs. Abraham Quackenbush et al; Quackenbush & W., attorneys; V. J. Dowling, referee; sold subject to a mortgage for \$30,000; subject to taxes, &c., \$1,500; partition.

124th street, No. 59, north side, 230 feet west of Park avenue, 17x100.11, three-story brick dwelling; J. W. Powers vs. W. A. White et al; Hatch, K. & O attorneys; A. H. Larkin, referee; due on judgment, \$9,353.02; subject to taxes, &c., \$---; sold subject to two mortgages for \$7,000. WEDNESDAY, SEPT. 9.

By Herbert A. Sherman. Lexington avenue, northwest corner of Fifty, seventh street, 60.2x40, five-story brick flat; H. B. Shepart, as executor, vs. Morris Plunus et al; Howard Van Spinderen, attorney; John Hone, Jr., referee; \$2,265.II; sold subject to mortgage of \$50.000.

By Parish, Fisher, Mooney & Co.

Treenleth street, Vo. 444, south edds 444, 5 feet.

By Parish, Fisher, Mooney & Co.

Twentieth street, No. 454, south side, 141.8 feet east of Tenth avenue, 16.8x91.11, leasehold fourstory brick dwelling; C. D. Immen, Jr., and T. J. Burton, as executors, vs. H. A. Pew et al; R. A. Bayton, attorney; A. D. Truax, referee; due on judgment, \$4.521.39; subject to taxes, &c. \$422.19.

By Charles A. Berrian.

Anthony avenue, northeast corner of 173d street, 26x— to Worth avenue; Webster avenue, southeast corner of 173d street, 25x— to Worth avenue; J. L. Gerding vs. Frederick Weeks, et al; H. W. Smith, referee; partition.

By Peter F. Meyer.

Maple street, west side, 50 feet north of Jerome, street, 25x160: New York Building Loan Ennicing Company vs. Anselmo Bilotta et al: Benjamin Frapnell, attorney: L. A. Adams, referee; due on judgment, 32,87518; subject to taxes, &c., \$07.50; prior mortgage, \$1,300

THURSDAY, SEPT. 10. By Philip A. Smyth.

Second avenue. No. 1919, west side, 25.11 feet north of Ninety ninth street, 25.878; five-story brick tenement with stores; voluntary sale By Joseph P. Day. Lexington avenue, Nos 1121 to 1127, northeast corner of Seventy eighth street, 82x38, seven-story brick tenement, with stores; Excelsior Savings Bank vs. David Levy et al; J. C. Gulick, attorney, T. L. Lethner, referee, due on judgment, \$72,904.67, subject to tales, &c., \$242.

By Bryan L. Kennelly. First avenue, northwest corner of 101st street 100 11x100, vacant: Hannah McGuire, et al; W. J. McCornick, attorney J. C. Coleman, referee, subject to taxes, &c., \$1,316.15; partition. PRIDAY, SEPT. 11.

By Joseph P. Day. By Joseph F. Day
Broadway, Nos. 2790 and 2792, east side, 26.1
fect south of 18th street, 51.9x93.9x50.9x105.4
seven story brick tenement, with stores; V. A
Bell vs. F.-S. Miller et al; Einstein, T. & D., attorneys
J. W. Russell, referee: due on judgment, \$19,407.7;
subject to tages, &c. \$1.544.98; prior mortgage

Real Estate Transfers.

DOWNTOWN
(South of Fourteenth st.) [The letters qc stand for quitclaim deed; b and a for bargain and sale eed; c a g for deed contain ing covenant against granter only.] Broad st. 51. e s. 28157 5827 861.2: Hroad st. 50. e s. runs e 57.5 x n e 3.5 x e 36.7 x n p.i1 x w 93.1 x s 22.7. Jefferson M Lewy and ano to Lewis A Mitchell, mtgs \$140,000

WANTS.

WILLIAM HENRY FOLSOM. 24 East 23d st.—Wants first mortgage loan of \$14,000 at 4½ per cent. on a 4-story, high stoop private house, 20 feet front, between Park and Madison avs., in the 70s, for 3 or 8 years, Also, 4-stery private house, rent \$2,000, below 72d st., East or West Side, Alprivate family. Also, to purchase plot of 8 lots on East Side, between 23d st. and 42d st., for manufacturing purposes, possession May 1,1964. Also, for rent 4-story private house south of 86th at, from Oct. 1; rent, \$2,000; responsible private family. Also, country place near New Rochelle in exchange for private house near Manhattan Square; good party deciding to reduce expenses. Also, have a party who will pay \$2,400 rent for 4-story private house south of 57th st. Oct. or Sept. 1. Also, for manufacturer, 8 lots, cor, or through the block, east side 14th st. to 42d st.; occupation for building purposes, May, 1904. Also, gentleman's country place, with water front, on the Sound.

FOLSOM BROS., \$35 Broadway—Want stable, 38 stalls and room for 40 trucks on long lease, between 10th av. and Av. A. south of 34th st. Also, tenements, old-fashioned or cold water, good sections, showing good investment.

OFFERS.

RULAND & WHITING CO., 5 Beekman st.—Offer 700 acres of blue and red clay lands, suitable for brick and terra cotta manufacture; ripe for development; on Penn R. R., near Baltimore, Md.: valued at \$100,000; free and clear, in exchange for Manhattan business property. Also, manufacturing and water sites in London and other manufacturing and shipping centres in England.

and other manufacturing and shipping centres in England.

FOLSOM BROS., 885 Broadway—Offer plot 14th st. near Av. A. 115x103.3, asking \$9,000. Also, residence W. 9th st., near 5th av., 4-story English basement, 17x92.3; price, \$21,000.

WILLIAM HENRY FOLSOM, 24 East 28d st.—Offers 5-story brick tenement, 20.4x85x100, near 10th av., in the 40s; will be sold cheap for cash over 1st mortgage of \$15,000 at 5 per cent. Also, farm 100 acres onergown of hill in Westchester county, price \$7,500. Also, for lease building on 23d st., between 5th and 6th avs., possession in 60 days, rent moderate.

4th st. n s. 305 e 3d av. 25x100.6; Philip J Dunn to William Hollmann, mtge \$10,000.

vers to Josephine A Danvers. ½ part, mitge \$35,000.

RABLEM.
(Manhattan Island. north of 110th st.)

8th av. w s. 94.10 s. 16th st., 25x75: Esther A Wheaton to George A Steinmuller. o c and St. Nicholas av. 742-744. es. runs e 100s st. 600 willows and Commercial Co. mitge \$75,600.

Same property. Realty and Commercial Co. Cora Frame, mitges \$100,000. o c and Same property; Cora Frame to Elizabeth A Wilcox, mitges \$100,000. o c and 119th st., 534 E., 17.10x100.11: Mary E Lynch to Minnie L Smith, mitge \$3,000.

2d av 300 s. 2d st., 100x100, being lot 55 map Olinville; John G Freeman to Benjamin H Irving.

Clay av. n. w. cor. 168th st., runs n. 582.4 w. 150x11x s. 584.11x e. 160 6: Joseph F Ezan to Realty and Commercial Co. o c and Park av. w. st., 111 s. 152d st., 18x87.0: Charles Blorkegren to Helma E. Nielson, mitges \$2,800.

Washington av. w. s., 25.1 s. 184th st., 502x—x50x

8th av, 852: M F Henry Sturke to Rudolph
Stellmacher, 3 yrs. \$1,212-\$1,392
Cedar av, w s, 198 Powel pl; Joseph A
Physico to Jessica T Physico, 50 yrs. 500
Stanton st, 182: Abraham I Ellstiff to Lena
Zimbler, 2 yrs. 2,850
Muberry st, 194: Alexander D Paoli to
Emilio Schettino, 3 yrs. 420

yrs, 4 per cent hin st, 60; John J Curtis to John C Best 84th st, 114 to 118 E; Henry J Figham to Mabel R Cushing, prior mage \$35,000, 1

RICHMOND HILL We solicit your inspection of our new

cation: near schools; workmanship and material the best. Prices from \$3,000 to \$5,000

Fine building sites: cottages built from your plans if desired. JOEL FOWLER REAL ESTATE CO., Jamaica and Briggs Ave

************** JAMAICA LOTS.

From SEVENTY-FIVE DOLLARS up.

VERY EASY TERMS. J. G. FORMAN, 363 Fulton St., Brooklyn.

BOROUGH OF BRONX SALE OR BENT BOROUGH OF BRONX REAL ESTATE. J. CLARENCE DAVIES & CO.

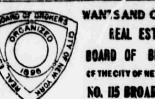
140th St. 3d Ave. 1el. 545 Melross No. 111 Broadway. Tel. 4891 Cortlandt. HALF HOUR from Grand Central Station, large modern, Dutch colonial country house in perfect repair, with city water, three bathrooms seven family bedrooms, electric lights, hot water furnace, large open fireplaces, new and perfect sewer age system retired, with thoroughly rural surroundings but very accessible large lawns, fine forest trees, ornamental shrubs and perennial flowering plants gardens, orchard, small fruits, grapes, abundant pasture; stable room for six horses and five cows three great suburban public parks within half hour's drive. Address

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REAL ESTATE MOARD OF BROKERS



CF THE CITY OF NEW YORK, NO. 115 BROADWAY.

WEST SIDE.
(West of Fifth ar, between Fourteenth and 110th sts. (West of Fifth av. between Fourteenth and 110
36th st. n s. 232.4 w 7th av. 18.4x87.10x18.4x
88.3; 36th st. n s. 214 w 7th av. 18.4x88.1x
18.4x88.3; Jefferson M Levy to Lewis A
Mitchell
58th st. 349-351 W. 50x100.5; William H Danvers to Josephine A Danvers, ½ part,
mige \$65,000

Recorded Leases.

Recorded Mortgages.

DOWNTOWN.
(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.]

Avenue A, e. s., 26 s 13th st: Emma Schworer
et al, exrs and trustee, to German Sayings Bank, 5 yrs. 4 per cent.

\$15,00

Avenue B, n e cor 15th st; same to same, 5

yrs. 4 per cent.

Mabel R Cushing, prior intge \$35,000, 1
yer, 6 per cent.
99th st, 55 E; Isaac Chaltin to Albert Herskovits and ano, due P b 15, 1901. 2,000
West of Fifth av, between Fourteenth and 110th sts.)
36th st, 219 and 221 W; Lewis A Mitchell to
Elgin R L Gould as Chamberlain of City
of New York, sub to all liens, 3yrs ... \$25,000
HARLEM, 3yrs ... \$25,000
St Nicholas av, es, 80 n of c 1 157th st if extended; Realty and Commercial Co to
Michael P Burns, due Aug 1, 1905, 6 per
cent... \$25,000

tent.

130th st, 556 to 562 E; Loretta P Leonard to the Royal Bank, asst of rens.

BRONX.

(Borough of the Bronz.)

Westchester av, ss. 110 e Brook av. Twenty-third Ward Realty Co to Thomas S Rumney, Jr, I yr, 6 per cent.

CITY REAL ESTATE. ROMAINE BROWN. A. P. W. KINNAN

ESTABLISHED IN 1885 ROMAINE BROWN & CO. Brokers, Agents, Appraisers. NO. 53 WEST 33D STREET. NORTHEAST CORNER BROADWAY

Washington Heights Property a Specialty. BOROUGH OF QUEENS SALE OR RENT.

****************** BOROUGH of QUEENS. modern cottages, complete in every particular, select and accessible lo

5 % Mortgage.

RULAND & WHITING CO., 5 Beekman St.

STORE, southwest corner of Madison Av. and titth St., 20x70, all light, large show windows: long stoop line for exhibition of goods; good lease, CYRILLE CARREAU, Grand St., near Bowery. STORES, lofts, buildings, offices; exceptionally FURNISHED ROOMS TO LET.

Geo. R. Read & Co.,

REAL ESTATE,
Head Office: 60 Liberty N., Near Broadway.
Branch: 1 Madison ave. 23d st.

DWELLING HOUSES TO LET.

Furnished.

CLARK ESTATE HO SE, West 73d St., be-tween Central Park West and Columbus Ave. (op-posite Dakota Park)—4 story house, furnished-steam heat (indirect system) and electric light. For particulars apply to G. P. DOUGLASS, 2381 Broadway.

Unfornished.

P. B. DONOVAN, 7 WEST 42D ST.
Offers the following choice dwellings:
30th St., close to Fifth Ave. 33,300
17th St., near Sixth Ave. 2.40
40th St., near Park Ave 3,000
10th St., near Park Ave 2,100
75th St., near West End Ave 1,000
103d St., near West End Ave 1,000
1Eth St., near West End Ave 1,000
P. B. DONOVAN,
7 West 42d St., close to 5th Ave.

WEST 73D ST., between Central Park West and Columbus Ave.—Pour-story house; hardwood tring; parquetry floors; very handsome. For information apply to Jantior, 67 West 72d St., or CLARK ESTATE, 2381 Broadway.

A.—HOUSES, unfurnished and furnished, in desirable localities; rents, \$759 to \$8,000.

FOLSOM BROTHERS, \$35 BROADWAY.

APARTMENTS TO LET-FURNISHED.

FROM BATTERY TO 14TH ST., INCLU-

AN elegantly furnished apartment to subjet, including meals for two, \$25; private bath; telephone; elevator; transients. VAN RENSELAER HOTEL, 17 East 11th st., near 5th av.

Brooklyn.

YOUNG COUPLE WILL LET beautiful Colonial house in exchange for board. CULP, 70th st. and 18th av., Brooklyn.

TO LET FOR BUSINESS PURPOSES.

STORES TO LET, at low rents, on

Fulton. Pearl and other downtown streets.

RULAND & WHITING CO.,

5 Beekman St.

A number of small Shops and Offices to

Let at 23 Ann, 82 Nassau & 21 Beekman st.

SIVE.

Brokers.

Appraisers.

AN elegantly furnished apartment to sublet, neluding meals for two, \$25; private bath; telephone; elevator; transients. VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av.

43D ST., 207 WEST-Newly furnished, near Broadway and opposite Lyric Theatre; private family; board optional; references. 44TH ST., 211 WEST-A few desirable rooms for permanent guests; references.

> BOARDERS WANTED. East Side

 AN elegantly furnished apartment to subjet, including meals for two, \$25; private bath; telephone; elevator; transients. VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av. 31ST ST. 17 EAST—Large, small rooms, single en suite; private baths; parlor floor sultable doctor dentist; references.

SIST ST., 116 WEST Newly decorated, finely furnished room; private bath, high-class table; highest reference required.

SELECT APARTMENTS.

J. Romaine Brown & Co. 53 West 33d St. The Phoenix." 18 E. 28th St. New Bachelor House. two rooms and bath; hardwood floors; electric light, telephone, & ...

Rent \$50 to \$55 Per Month. THE SORRENTO. NOISTHWEST COLNER 3181 ST. AND MADISON AV. Apartment of 10 sumy rooms and bath, \$3,000 three rooms and bath, \$900. Also Doctor's Office, \$850. NO. 173 MADISON AV.,

near 34th st.
Bachelor Apartments of two to four rooms and
bath, \$000 to \$2,000. BACHELOR APARTMENTS, 5. WEST 381) ST Apartment of two rooms and bath, ighly modern, with heat and service, \$850 THE WRIGHT,

110 WEST 36TH ST. Six recoms and bath: open plumbing ing, hot water supply, &c. Rent \$50 to \$53. 2,197 BROADWAY, NEAR 78TH ST.
heated Apartments of seven rooms and bath; rent \$40 to \$45. THE PEMBROKE,

10 WEST 93D S.F. Convenient to "L" station or sur face cars; eight room Apartment; ele-vator and all improvements; \$1,000. Also first floor Apartment, \$900. THE BEAUCLERE, Northwest corner of Broadway and 104th st— Apartments of seven rooms and bath; all modern improvements; rent \$1,000 to \$1,200. Also one house-keeping Apartment of four rooms and bath, \$600.

J. Romaine Brown & Co.

ERNEST TRIBELHORN," CARNEGIE HILL HOTEL, 2 TO 7 ROOMS AND "FAIRFAX," D BATH. and 8 rooms, bath, clouder, steam heat, &c. **BILTMORE."

281 AND 265 WEST 126TH ST.,
6 rooms, bath, elvator, steam heat, &c.

**ELSIE,"

COR. 111TH ST. AND 7TH AV. DRIVE,
Overlooking Central Park.
and 8 rooms and bath; steam heat, electric lights, 471 TO 473 CENTRAL PARK WEST,

ABOVE 14TH ST., EAST SIDE.

8 rooms and bath.

12 AND 14 EAST 87TH ST.,

7 rooms and bath.

Apply on premises or at office.

The Englewood 1187 Lexington Ave., Cor. 81st St.

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